



**Connells**

Mills Road  
Parkfields Wolverhampton





### Property Description

Connells Wolverhampton have the delight of brining to the market this chain free traditional three bedroom semi-detached family property close to Wolverhampton City Centre. Having a good and traditional lay out this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, kitchen diner, sun room, three bedrooms and a family bathroom. Externally there is off road parking to front with gated access and a large enclosed rear garden ideal for those with families.

### Location And Area

This property is ideally placed not far from Wolverhampton City and all the amenities and schools it has to offer. Wolverhampton rail station is just over a mile away with bus routes easily accessible and the Birmingham New Road has further links to the Black Country route.

### Entrance Porch

Door to front, stairs access, door to lounge.

### Lounge

13' 5" x 13' ( 4.09m x 3.96m )

Double glazed window to front, radiator, door to kitchen.

### Kitchen

8' 7" x 13' 1" ( 2.62m x 3.99m )

Double glazed window to rear, pantry cupboard, door to sunroom, range of wall and base units with an inset sink, point for a washer, point for a cooker, point for a fridge freezer and a radiator, door to lounge, door to sun room.

### Sunroom

7' 8" x 8' 2" ( 2.34m x 2.49m )

Door to garden, door to kitchen diner.



### First Floor Landing

Doors to various rooms.

### Bedroom One

12' 3" x 8' 8" ( 3.73m x 2.64m )

Double glazed window to rear, radiator, door to landing.

### Bedroom Two

10' 2" x 10' 2" ( 3.10m x 3.10m )

Double glazed window to front, radiator, door to landing.

### Bedroom Three

8' 7" x 7' 5" ( 2.62m x 2.26m )

Double glazed window to rear, radiator, door to landing.

### Family Bathroom

Double glazed window to front, panelled bath, pedestal sink, low flush toilet, radiator, door to landing.

### Outside Front

Off road parking area with wrought iron gate access.

### Outside Rear

Large enclosed rear garden which is mostly lawned with a range of plants, trees and shrubs, a further garden area which has been sectioned off and has a range of plants, trees and shrubs this area would be ideal to extend the current existing gardens..















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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